



# City of Seattle Preliminary Assessment Report

May 19, 2010

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

**Note:** A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

**The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.**

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

Project Summary			
<b>AP/Project No.</b>	3011197	<b>Ground Disturbance</b>	
<b>Application Template</b>	PRJ	<b>PASV Required This Permit</b>	N
<b>Application Type</b>	DISCRETIONARY LAND USE ACTION	<b>Date PASV Completed</b>	(Not Req)
<b>Category</b>	MULTIFAMILY	<b>PASV Done Under</b>	3011046
<b>DPD Review Type</b>	FULL C	<b>Permit Remarks</b>	Multi Tagged with 3011198, 3011199, 3011200 PART of 83 unit total count for PHASE II HighPoint
<b>Address</b>	6501 29th Ave SW		
<b>Location</b>	BLOCK 29-2 HIGH POINT PHASE II		
<b>Zoning</b>	L4	<b>Applicant</b>	RON BOWEN 11624 SE 5TH ST SUITE 200 BELLEVUE WA 98009 (425) 586-7700
<b>King County APN</b>	<a href="#">3278612370</a>		
<b>Permit Status</b>	Initial Information Collected	<b>Applicant Email</b>	<a href="mailto:Ron.Bowen@PolygonHomes.com">Ron.Bowen@PolygonHomes.com</a>
<b>Description of Work</b>	Administrative Early Design Guidance application proposing 9 residential units, HIGHT POINT PHASE II	<b>Linked AP/Project Nos.</b>	3011200, 3011199, 3011198
<b>SDOT Project No</b>	T03-1748, T05-2615		

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## Seattle City Light Requirements

**Contact:** Bob Hansen, [bob.hansen@seattle.gov](mailto:bob.hansen@seattle.gov)

### Easements

SCL blanket power easement over the entire parent parcel may be required. Property survey may be required at project's expense.

## Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! For more information, contact Pete Held at (206)684-3605 or e-mail, [peter.held@seattle.gov](mailto:peter.held@seattle.gov).

## Other Requirements

- Contact your Electric Service Representative, Tom Gravell, at (206) 386-1672 to initiate the service request process or for further service advice.

## DPD Drainage Requirements

**Contact:** Kevin Donnelly, (206) 684-5051, [Kevin.Donnelly@seattle.gov](mailto:Kevin.Donnelly@seattle.gov)

The following requirements are based on the current stormwater and side sewer codes. Major updates to these codes are expected in the fourth quarter of 2009.

### Existing Public Drainage Infrastructure

Sanitary sewer main location: {0}

Sanitary sewer main size: {0}

Storm drainage main location: {0}

Storm drainage main size: {0}

Combined sewer main location: {0}

Combined sewer main size: {0}

Other location: {0}

Other size: {0}

### Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Other.

### Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Other.

## DPD Land Use Code Requirements

**Contact:** Joanne E West, (206) 233-3865, [JoAnne.West@Seattle.Gov](mailto:JoAnne.West@Seattle.Gov)

### Land Use

Other Requirements: Street improvements handled thru original Master User permit

## SDOT Requirements

**Contact:** Yohannes Minas, [yohannes.minas@seattle.gov](mailto:yohannes.minas@seattle.gov)

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### SDOT Permitting Information

SDOT Project No: T03-1748, T05-2615

### Street Improvement Requirements 29TH AVE SW

Other requirements: Right-of-way improvement permit has been issued to SHA.

## SPU Requirements

**Contact:** Susie Larson, [susie.larson@seattle.gov](mailto:susie.larson@seattle.gov)

## Additional Drainage and Wastewater Information

Street improvements handled thru original Master User Permit, Right-of-way improvement permit has been issued to SHA.

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

[http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos\\_004542.pdf](http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf). For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

## Other Requirements

### Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

### Applicant Next Steps

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Review the requirements in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. If a SIP is required, **DPD will not accept your application until your SIP application is screened at SDOT**. Allow a minimum of 5 days for screening after application submittal to SDOT.
4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (<http://www.seattle.gov/light/newconstruction/>). Contact an Electric Service Representative for your electrical service design and connection questions:  
North of Denny Way (206) 615-0600  
South of Denny Way (206) 386-4200  
Large Commercial & Industrial (206) 233-7177  
Service Applications (206) 233-APPS (2777)
5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.